

**NETHER POPPLETON PARISH COUNCIL
MINUTES OF THE VIRTUAL PLANNING MEETING HELD AT 7.00PM ON
WEDNESDAY, 3 FEBRUARY 2021**

Attending online: - Cllrs. E M Jones (Chairman), S A Barry, R A Harper, J A Hook, C J Lamb, P F H Powell and C D Steward. Also in attendance were nine members of the public and the Clerk, Mr B J W Mackman.

21/029 - TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY INTEREST (NOT PREVIOUSLY DECLARED) ON ANY MATTERS OF BUSINESS

None.

21/030 - PUBLIC PARTICIPATION

Three members of the public address the Parish Council in relation to the planning application.

21/031 - TO RECEIVE APOLOGIES FOR ABSENCE GIVEN IN ADVANCE OF THE MEETING

None

21/032 - TO CONSIDER THE APPROVAL OF REASONS GIVEN FOR ABSENCE

None

**21/033 – TO CONSIDER THE FOLLOWING PLANNING APPLICATION
GENERIC NOTES ON NPPC RESPONSES**

- A We support the application
- B We have no objections
- C We do not object but wish to make comments or seek safeguards
- D We object on planning grounds

(a) To consider the following Planning Applications

Details of Planning Application	Comments
<p>Ref: 20/02513/FUL – Erection of 2no. dwellings on land to the rear of the Lord Nelson public house (resubmission) at The Lord Nelson 9 Main Street.</p>	<p>The Parish Council Decision was D. The Parish Council noted that significant alterations to previous 2 sets of plans have been made. The material considerations that oppose the present iteration of development plans for two houses are as follows: The appearance of the proposed development double-storey house is overbearing and not in keeping with the ancient part of the Conservation Area. It significantly blocks views and affects the houses in the immediate vicinity. The single-storey building was noted- reduction in height and considered more suitable. The site is a green field site as it has never been developed but had been used in the past as storage for caravans. The height of the houses is unclear from the drawings that have been presented The Historic Burrage strip should be preserved The entrance to the site which is shared with the Public House at the front of the building is of concern for potential conflict. It is situated on a pinch point in the road. Poppleton Neighbourhood Plan adopted by York in 2017 PNP3 relates specifically to the preservation of the character and heritage</p>

	<p>assets of the village. Poppleton House has a long history related to York and was the home of Mr Dodsworth, a Sheriff of York 1787-8 who founded three schools in York.</p> <p>PNP 4 relates to the need for consideration of the approved VDS 2003 and the strong heritage value of the adjacent and nearby properties many of which are over 200 years old. While development and alterations have taken place there they have been in keeping within the setting of this historic area.</p> <p>PNP6A Clearly states that development should be in character with surrounding, safeguards amenities of existing properties, provide appropriate garden and amenity space, and provide appropriate levels of parking and access.</p> <p>There are concerns that drainage from the site has not been properly noted and that the non-permeable surfaces would exacerbate the run-off to nearby properties and to the main road which is already subject to flooding and to the main road at different times of the year depending on the river levels on the River Ouse.</p> <p>At times when the river is in flood houses in the neighbourhood have major issues with the drains which do not clear. This suggests a high water-table.</p> <p>The open grasslands have provided a natural soak away for many years and this will no longer exist with non- permeable surfaces.</p> <p>There is no indication of noise control within the properties. They are adjacent to a popular public house which has been in existence for over 200 years.</p> <p>The developer consistently refers to Poppleton House as Poppleton Hall – a building that was demolished in another part of Nether Poppleton 30 years ago. This inaccuracy needs to be addressed in any future submission.</p> <p>Trees in the area are of environmental value and roots of the trees would need protection. This is not clear in the tree survey.</p> <p>A site visit by the planning department is strongly recommended.</p> <p>There is a proposal that in the event of approval by CYC permitted development rights should be removed from this site.</p>
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21/034 - TO NOTE CORRESPONDENCE

None

21/035 - TO AGREE THE DATE OF THE NEXT MEETING

It was agreed that the next meeting would be held online on Monday 15 February 2021

Chairman.....

Date.....

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